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**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**

**SITTING AS THE DISTRICT COUNCIL**

Legislative Session

1992

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Bill No. \_\_\_\_\_ CB-36-

1992

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Chapter No.

18

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Proposed and Presented by \_\_\_\_\_ Council Member  
Castaldi

Introduced by Council Members Castaldi and  
Casula

Co-Sponsors

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Date of Introduction \_\_\_\_\_ May 5,  
1992

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**ZONING BILL**

AN ORDINANCE concerning

Accessory Buildings

FOR the purpose of allowing detached accessory garages to be  
located in the front or side yard under certain circumstances.

BY repealing and reenacting with amendments:

Section 27-442(i),

The Zoning Ordinance of Prince George's County, Maryland,

being also

SUBTITLE 27. ZONING.

The Prince George's County Code  
(1991 Edition).

SECTION 1. BE IT ENACTED by the County Council of Prince George's County, Maryland, sitting as the District Council for that part of the Maryland-Washington Regional District in Prince George's County, Maryland, that Section 27-442(i), of the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, be and the same is hereby repealed and reenacted with the following amendments:

**SUBTITLE 27. ZONING.**

**PART 5. RESIDENTIAL ZONES.**

**DIVISION 4. REGULATIONS.**

**Sec. 27-442. Regulations.**

(i) TABLE VIII - ACCESSORY BUILDINGS<sup>^10</sup>

- \* \* \* \* \*
- \* \* \* \* \*
- <sup>^1</sup> Requirements for setback from front street line and alley line are the same as for accessory buildings in general.
- <sup>^2</sup> Where the rear lot line abuts a lot in a Residential Zone or land proposed to be used for residential purposes in a Comprehensive Design, Mixed Use, or Planned Community Zone, that fronts on the side street.
- <sup>^3</sup> If the building is located less than sixty (60) feet from the side street line.
- <sup>^4</sup> Where no lots (in the same block as the corner lot) front on the side street.
- <sup>^5</sup> May be increased for certain purposes by approval of a Special Exception (Section 27-330).
- <sup>^6</sup> If the building is located less than fifty (50) feet from the side street line.
- <sup>^7</sup> On lots having a net area exceeding twenty thousand (20,000) square feet.  
(CB-45-1987)
- <sup>^8</sup> May be increased to forty (40) feet with approval of a Special Exception, if the building is used for agricultural purposes and is erected on property (used for agriculture) containing at least five (5) acres.
- <sup>^9</sup> Not over two (2) stories.
- <sup>^10</sup> Accessory buildings, generally, shall be located only in the rear yard; however, on lots having no rear yard (through lots) and on corner lots where the designated front of the main building faces the side street, accessory buildings may be located in the yard opposite the designated front of the main building. In the R-H Zone, an accessory building may not encroach upon the minimum required yards. Accessory buildings associated with attached or multifamily dwellings may be located in any yard other than the one which the front of the dwelling faces, except that a guard booth may be located at the entrance to a development for which it provides security. A private parking garage accessory to a multifamily dwelling shall be subject to the setback regulations applicable to a main building in the zone in which it is located. The setback and height requirements of this table do not apply to dwellings which are accessory buildings, as addressed by Section 27-424.1. A detached

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garage accessory to a one-family detached dwelling may be located in a front or side yard adjoining a street, provided it was constructed prior to January 1, 1980.

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\* \* \* \* \*

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SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect on the date of its adoption.

Adopted this 26th day of May, 1992.

COUNTY COUNCIL OF PRINCE  
GEORGE'S  
COUNTY, MARYLAND, SITTING AS THE  
DISTRICT COUNCIL FOR THAT PART  
OF  
THE MARYLAND-WASHINGTON REGIONAL  
DISTRICT IN PRINCE GEORGE'S  
COUNTY,  
MARYLAND

BY:

Richard J. Castaldi  
Chairman

ATTEST:

Joyce T. Sweeney  
Acting Clerk of the Council

KEY:

Underscoring indicates language added to existing law.  
[Brackets] indicate language deleted from existing law.  
Asterisks \*\*\* indicate intervening existing Code provisions  
that  
remain unchanged.